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CITY of LAS VEGAS



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**CITY MANAGER
VIRGINIA VALENTINE
July 30, 1998**

**Mr. Don Benedict
Rio Vista Plaza, Limited Liability Company
1000 Quail Street, Suite # 190
Newport Beach, California 92660**

RE: VAC-24-98 - PETITION OF VACATION

Dear Mr. Benedict:

The City Council at a regular meeting held July 27, 1998 APPROVED the petition to vacate portions of Drexel Road and Rio Vista Street generally located south of Ann Road. The Notice of Final Action was filed with the Las Vegas City Clerk on July 28, 1998. This approval is subject to:

1. Prior to recordation of an Order of Vacation for the Rio Vista Street portion of this application, the applicant shall submit to the City for approval a comprehensive plan indicating the final disposition of the proposed areas to be vacated and how such areas will be utilized by the abutting property owners such that no unmaintained "no-man's land" areas will be created as required by the Department of Public Works.
2. Dedication of the proposed cul-de-sac rights-of-way for Drexel Road and Rio Vista Street shall be provided prior to or concurrent with the recordation of an Order of Vacation for this site as required by the Department of Public Works.
3. Retain 20 foot wide public sewer easements centered over all existing (or proposed and approved) public sewer lines located within the area to be vacated as required by the Department of Public Works. This condition shall not be enforced if an alternate public sewer location/relocation plan is presented to and approved by the Department of Public Works prior to recordation of an Order of Vacation for this site.
4. A Drainage Plan and Technical Drainage Study or other drainage related information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Vacation for this site. Appropriate public drainage easements shall be retained if recommended by the approved Drainage Plan/Study. The drainage study required with the Rio Vista Plaza commercial subdivision may be used for this requirement if allowed by the Flood Control Section of the Department of Public Works.
5. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified or removed, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation as required by the Department of Public Works.



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6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
7. All development shall be in conformance with code requirements and design standards of all City departments.
8. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 5 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
9. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

Mr. Jerry Sligar
JW Sligar, Incorporated
820 S. Valley View Boulevard
Las Vegas, Nevada 89107